



NEWLY  
REDUCED  
RENT  
**\$18PSF NNN**

LEASE AVAILABLE  
314.282.9836  
L<sup>3</sup> CORPORATION • L3CORP.NET

**2335 S. HANLEY ROAD**

BRENTWOOD, MO 63144

4,880 SF AVAILABLE FOR LEASE IN PRIME  
RETAIL CORRIDOR





# 2335 S. HANLEY ROAD

## DEMOGRAPHICS & PHOTOS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION




REBECCA THESSSEN

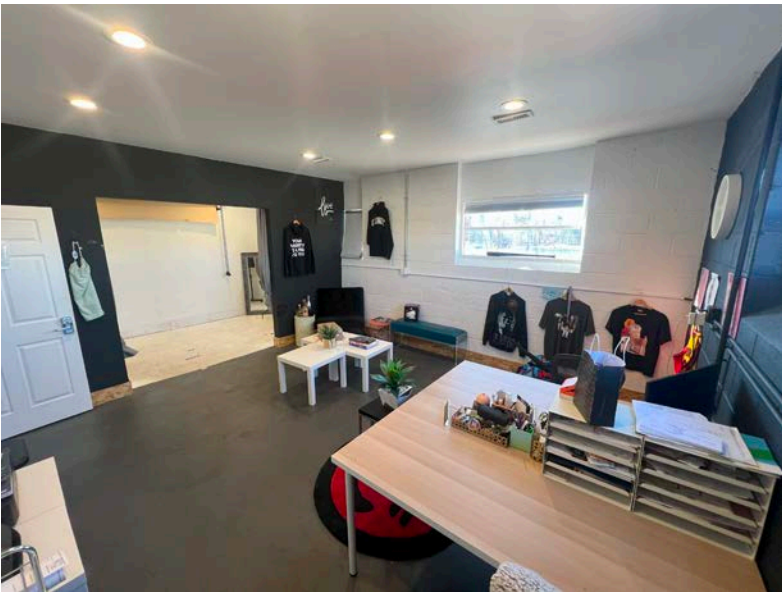
314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

## POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
12,098	6,100	\$93,840
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
119,555	54,426	\$124,630
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
329,944	152,842	\$105,772



VIEW & DOWNLOAD: **DEMO REPORT**

VIRTUAL WALKTHROUGH: 

- NEWLY REDUCED RATE AT \$18.00 PSF! EXCELLENT VALUE FOR THE MARKET
- 4,880 SF BUILDING WITH S. HANLEY ROAD FRONTAGE IN BRENTWOOD
- HIGHLY VISIBLE STOREFRONT WITH SIGNAGE VISIBLE TO OVER 29,468 VPD
- MINUTES AWAY FROM I-64 (165,769 VPD), I-170 (90,690 VPD) AND MANCHESTER ROAD (14,206 VPD)
- 15 SURFACE PARKING SPACES AVAILABLE

# 2335 S. HANLEY ROAD

## FLOOR PLAN

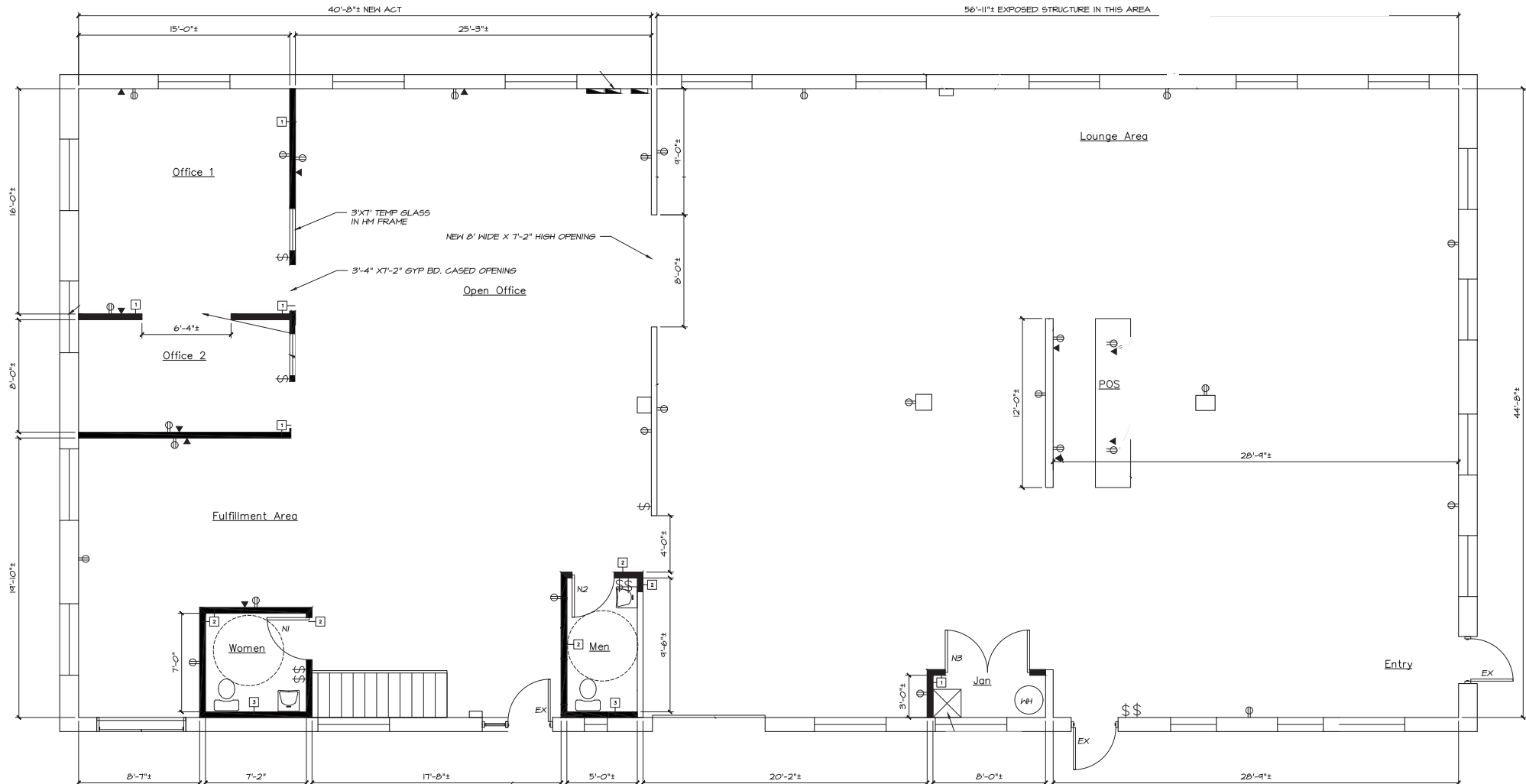
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## EXTERIOR PHOTOS

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# 2335 S. HANLEY ROAD

## MARKET AERIAL

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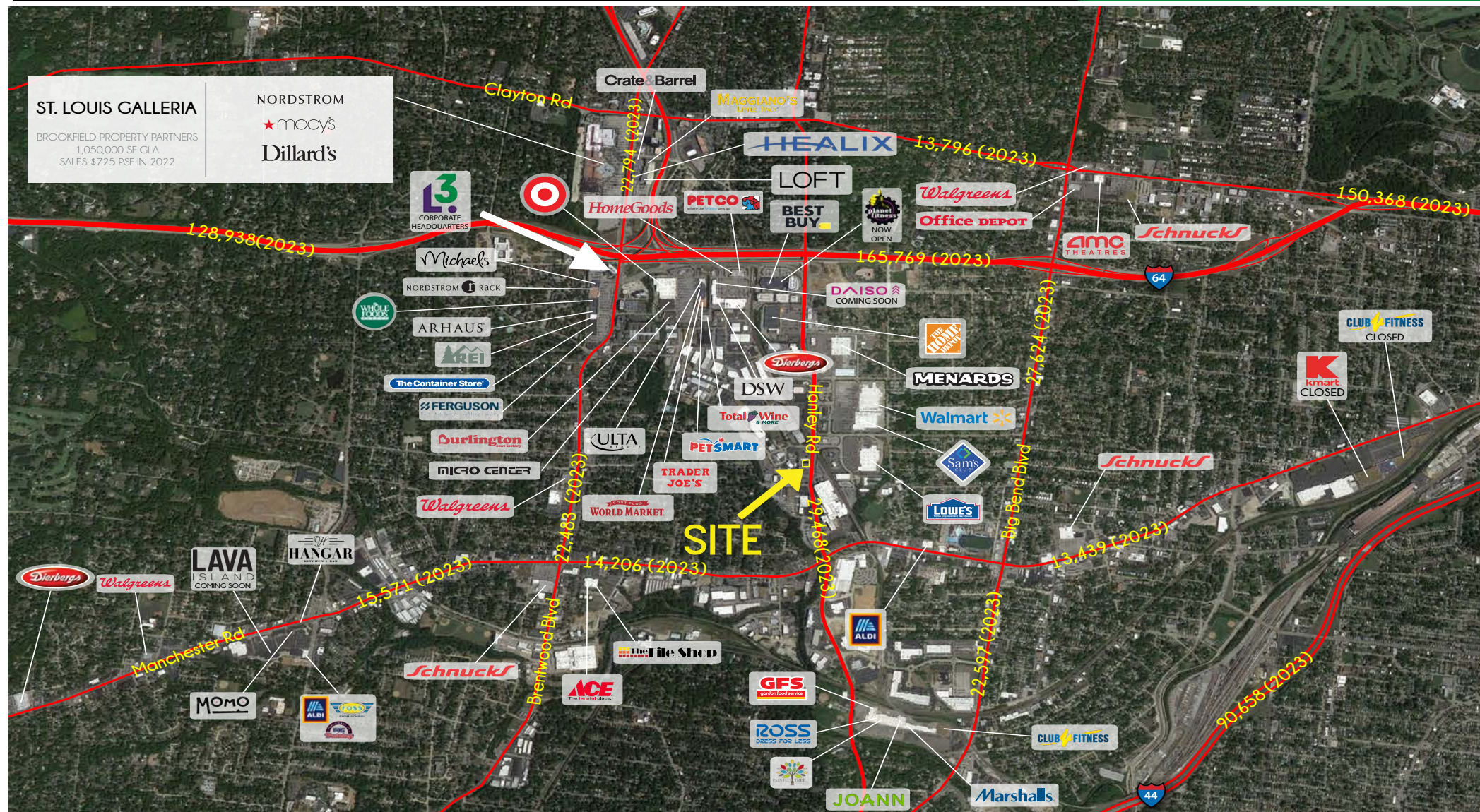
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